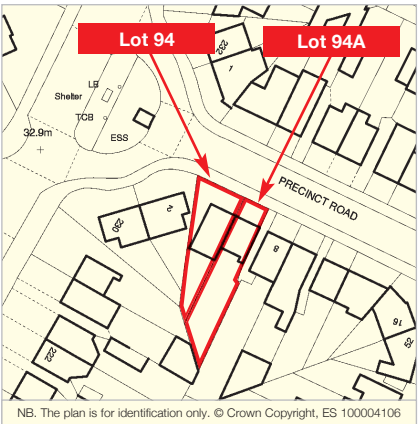


Hayes **4 (Lot 94) and 6 (Lot 94A) Precinct Road,** **Greater London** **UB3 3AG**

- **Two Adjoining Freehold Semi-Detached Former Care Homes (C2 Use)**
 - Each with Off-Street Parking and a Rear Garden
 - Possible potential to Redevelop each to provide Self-Contained Flats subject to obtaining all necessary consents
 - To be offered as Individual Lots
- Vacant Possession**

**ON THE INSTRUCTIONS OF
NHS PROPERTY SERVICES**



To View
The property will be open for viewing every Thursday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor
Messrs Bevan Britten (Ref: R. Harrison).
Tel: 0117 918 8500.
Email: nhspsauctions@bevanbritten.com

VACANT – Two Freehold Buildings



Tenure
Freehold.

Location
The properties are located on the south side of Precinct Road, to the east of its junction with Coldharbour Lane. The Parkway is to the east and provides access to the A40 to the north and the M4 Motorway (Junction 3) to the south. An extensive range of shops and other facilities is available in Hayes. Rail services run from Hayes and Harlington Station approximately 0.9 miles to the south. The open spaces of Minet Country Park are nearby and Heathrow Airport is to the south.

Description
The property comprises two adjoining semi-detached former care homes (C2 use) each arranged over ground and first floors beneath a pitched roof. The properties each benefit from off-street parking and rear gardens. The properties will be offered as individual lots.

Accommodation
A schedule of Accommodation is set out below.

Site Areas
Lot 94: Approximately 0.02 Hectares (0.051 Acres)
Lot 94A: Approximately 0.024 Hectares (0.058 Acres)

Planning
Local Planning Authority: London Borough of Hillingdon.
Tel: 01895 250111.
The properties may each afford possible potential for redevelopment/ subdivision into self-contained flats, subject to obtaining all necessary consents.

VAT
VAT is not applicable to these lots.

Lot	Building	Floor	Accommodation	Floor Area (GIA)	
94	4	Ground	Reception Room, Utility Room, Open Plan Kitchen/Dining Room	56.16 sq m	(604 sq ft)
		First	Three Bedrooms (two with wash basins), Shower Room with wash basin and WC	41.94 sq m	(451 sq ft)
		Total		98.09 sq m	(1,056 sq ft)
94A	6	Ground	Reception Room, Kitchen, Dining Room	37.89 sq m	(408 sq ft)
		First	Three Bedrooms (two with wash basins), Bathroom with wash basin and WC	41.77 sq m	(450 sq ft)
		Total		79.66 sq m	(857 sq ft)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.